



## 35 High Street

Marske-By-The-Sea, TS11  
6JQ

**£150,000**

**Energy Rating : D**



# 35 High Street

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## Description

Situated in a charming and fantastically amenable location in the highly sought after village of 'Marske by the Sea' is this superb 3 bedroom terraced home. This lovely home has aged perfectly, being further enhanced by the current seller who's taste and styling has created a home bursting with traditional features that has been finished with a modern warmth all while keeping in line with the personality of the building. MUST VIEW! The property benefits from gas central heating and uPVC double glazing, briefly comprising; entrance hall, bay-fronted living room, dining room and modern fitted kitchen. To the first-floor; two well-balanced double bedrooms, family bathroom/WC and bedroom 3. Externally; enclosed rear yard & detached garage.

## Accommodation

### Entrance Hall

Upvc double glazed entrance door to the front with adjacent glazed surround. Meter cupboard, radiator and access to the first floor staircase.

### Living Room 14' 0" x 11' 4" (4.26m x 3.45m)

Upvc double glazed bay window to the front, double radiator, wall mounted gas fire with decorative surround and decorative ceiling coving. Opening to the dining room.

### Dining Room 11' 9" x 12' 3" (3.58m x 3.73m)

Upvc double glazed window to the rear, double radiator and decorative ceiling coving.

### Fitted Kitchen 9' 6" x 8' 8" (2.89m x 2.64m)

Range of tall, wall and base units incorporating drawers, laminate worktops and complimenting tiled splash backs. Stainless steel inset sink unit with mixer tap and plumbing for a washing machine. Built in electric oven with hob and cooker hood over. Upvc double glazed window to the rear and a upvc double glazed entrance door to the side.

## First Floor

### Landing

Attractive spindle balustrade and independent access to all rooms.

### Master Bedroom 10' 10" x 11' 6" (3.30m x 3.50m)

Upvc double glazed window to the front, double radiator, traditional and ornamental fire place.

### Bedroom 2 11' 9" x 12' 3" (3.58m x 3.73m)

Upvc double glazed window to the rear, double radiator and decorative ceiling coving.

### Bedroom 3 8' 3" x 7' 2" (2.51m x 2.18m)

Upvc double glazed window to the front, single radiator and stylish laminate flooring.

### Family Bathroom

Modern white suite comprising of a panel bath with mixer tap, overhead shower and shower curtain. Pedestal wash hand basin with mixer tap, push button wc, wall mounted gas central heating boiler, PVC clad surrounds and upvc double glazed windows to the side and rear.

## Externally

### Enclosed Rear Yard

With rear access gate

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### **Detached Garage**

Located at the rear of the property with double timber doors.

### **Council Tax Band**

Council tax band:- B

### **Energy Performance Certificate**

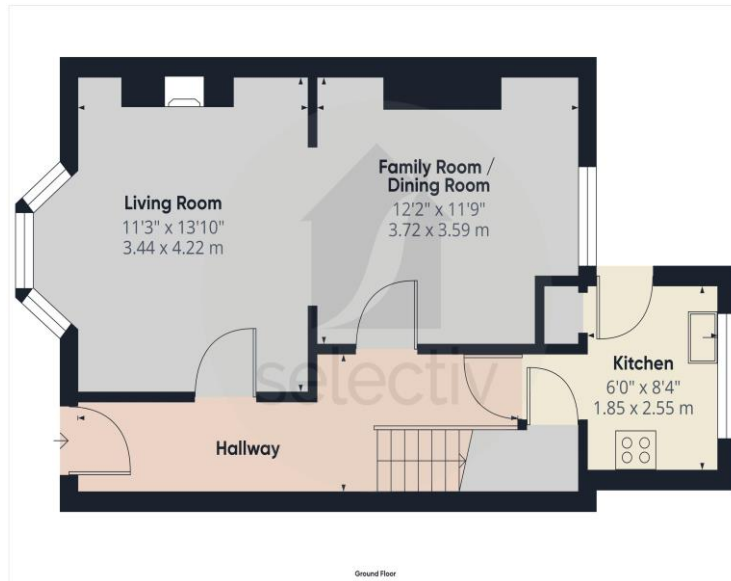
A full Energy Performance Certificate is available upon request.

### **Mortgage Services**

We can introduce you to the team of highly qualified Mortgage Advisers. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please contact this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

### **Agent Notes**

Selectiv Properties themselves and the vendors of the property whose agent they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract. No services and / or appliances have been tried or tested. All statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of warranty whatsoever in relation to property. Any intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



## Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Viewing Arrangements

Tel: 01287 630733

Email: [redcar@selectiv.co.uk](mailto:redcar@selectiv.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.